

023.0

0003

0012.0

Map

Block

Lot

1 of 1  
CARDCommercial  
ARLINGTON

Total Card / Total Parcel

1,212,700 / 1,212,700

APPRAISED: 1,212,700 / 1,212,700

USE VALUE: 1,212,700 / 1,212,700

ASSESSED: 1,212,700 / 1,212,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
63		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FAKHARZADEH MARYA M/TRUSTEE	
Owner 2: HADAF REALTY TRUST	
Owner 3:	
Street 1: 63 MASS AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: FAKHARZADEH MORIN M/JAVAD -	
Owner 2: FAKHARZADEH MARYA M/ALI M -	
Street 1: 63 MASS AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as Office with a Office Building built about 1966, having primarily Brick Exterior and 5605 Square Feet, with 3 Units, 0 Bath, 1 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	B1
o	NEIGH OFFI
n	100
Census:	
Flood Haz:	
D	Exempt
s	
t	

ITEM	CODE	DESCRIPTION	%	ITEM	CODE	DESCRIPTION
water				Sewer		
Electri						
Topo						
Street						
Gas:						

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
340	Office
4588	Sq. Ft.
Site	
0	Depth / PriceUnits
44.	Unit Type
3.55 CG	Land Type

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	4588.000	496,400		716,300	1,212,700		15129
							GIS Ref
							GIS Ref
							Insp Date
							11/24/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	496,400	0	4,588.	716,300	1,212,700		Year end	12/23/2021
2021	340	FV	496,400	0	4,588.	704,100	1,200,500		Year End Roll	12/10/2020
2020	340	FV	498,800	0	4,588.	691,900	1,190,700		Year End Roll	12/18/2019
2019	340	FV	476,300	0	4,588.	651,200	1,127,500		Year End Roll	1/3/2019
2018	340	FV	476,300	0	4,588.	569,800	1,046,100		Year End Roll	12/20/2017
2017	340	FV	476,300	0	4,588.	447,700	924,000		Year End Roll	1/3/2017
2016	340	FV	476,300	0	4,588.	447,700	924,000		Year End	1/4/2016
2015	340	FV	408,800	0	4,588.	344,100	752,900		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FAKHARZADEH MOR	42287-427		3/23/2004	Family	1 No No
PUBLICOVER ROBE	32238-433		12/1/1994		359,000 No No Y

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment			Date	Result	By	Name
9/30/2010	2075	Add Bath	8,000					HBATH			3/22/2021	I & E Mailed	MM	Mary M
7/24/2009	628	Re-Roof	10,000								11/24/2017	MEAS&NOTICE	PH	Patrick H
2/10/2004	78	Renovate	19,610					WALL PART/CONF/ROO			3/12/2009	Meas/Inspect	201	PATRIOT
8/21/2003	736	Renovate	50,000	G6		GR FY06	bmt per plan				7/20/2005	Inspected	BR	B Rossignol
2/14/2003	172	New Wind	2,100					3 commercial bldg			1/20/2000	Meas/Inspect	197	PATRIOT
10/22/2002	1024	Renovate	98,500								3/1/1990		PM	Peter M
10/4/2002	943	New Wind	4,000											
10/7/2001	775	Sign	1,800 C											
5/18/1995	263		10,000					RENOVATIONS						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																	
Type: 71 - Office				Full Bath	Rating:			BK; 18265 PG; 481 1966 /2. & # 4 HENDERSON ST (SIDE ENT TO AN OFFICE). ELITE MED SPA AND NEEDS INSP. CHK FOR LIVING UNIT AND KIT.																																																																																					
Sty Ht: 1 - 1 Story				A Bath:	Rating:							29	WDK (48)	13																																																																															
(Liv) Units: 3	Total: 3			3/4 Bath: 1	Rating: Average																																																																																								
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																								
Frame: 1 - Wood				1/2 Bath: 3	Rating: Average																																																																																								
Prime Wall: 7 - Brick				A HBth: 1	Rating: Good																																																																																								
Sec Wall: 21 - Conc. Block	25%			OthrFix:	Rating:																																																																																								
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units																																																																																			
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																				
View / Desir:				Frl:	Rating:			Other																																																																																					
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																																																																																					
Grade: C+ - Average (+)				<b>CONDO INFORMATION</b>				Lvl 2																																																																																					
Year Blt: 1966	Eff Yr Blt:			Location:				Lvl 1																																																																																					
Alt LUC:	Alt %:			Total Units:				Lower																																																																																					
Jurisdct: G12	Fact: .			Floor:				Totals	RMs: 0	BRs: 0	Baths: 3																																																																																		
Const Mod:				% Own:																																																																																									
Lump Sum Adj:				Name:																																																																																									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																																																																																									
Avg Ht/FL: 10				Phys Cond: GD - Good	28. %																																																																																								
Prim Int Wal 1 - Drywall				Functional:		%																																																																																							
Sec Int Wall:		%		Economic:		%																																																																																							
Partition: T - Typical				Special:		%																																																																																							
Prim Floors: 4 - Carpet				Override:		%																																																																																							
Sec Floors:		%		Total:	28 %																																																																																								
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>																																																																																									
Subfloor:				Basic \$ / SQ:	105.00																																																																																								
Bsmnt Gar:				Size Adj.: 1.13898301																																																																																									
Electric: 3 - Typical				Const Adj.: 0.99868798																																																																																									
Insulation: 2 - Typical				Adj \$ / SQ: 119.436																																																																																									
Int vs Ext: S				Other Features: 26924																																																																																									
Heat Fuel: 1 - Oil				Grade Factor: 1.10																																																																																									
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																									
# Heat Sys: 1				NBHD Mod:																																																																																									
% Heated: 100	% AC: 100			LUC Factor: 1.00																																																																																									
Solar HW: NO	Central Vac: NO			Adj Total: 689488																																																																																									
% Com Wal	% Sprinkled 0			Depreciation: 193057																																																																																									
				Depreciated Total: 496431																																																																																									
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																					
Make:		Model:																																																																																											
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00		Before Depr: 131.38																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																												
<b>PARCEL ID</b> 023.0-0003-0012.0																																																																																													
More: N				Total Yard Items:				Total Special Features:				Total:																																																																																	
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